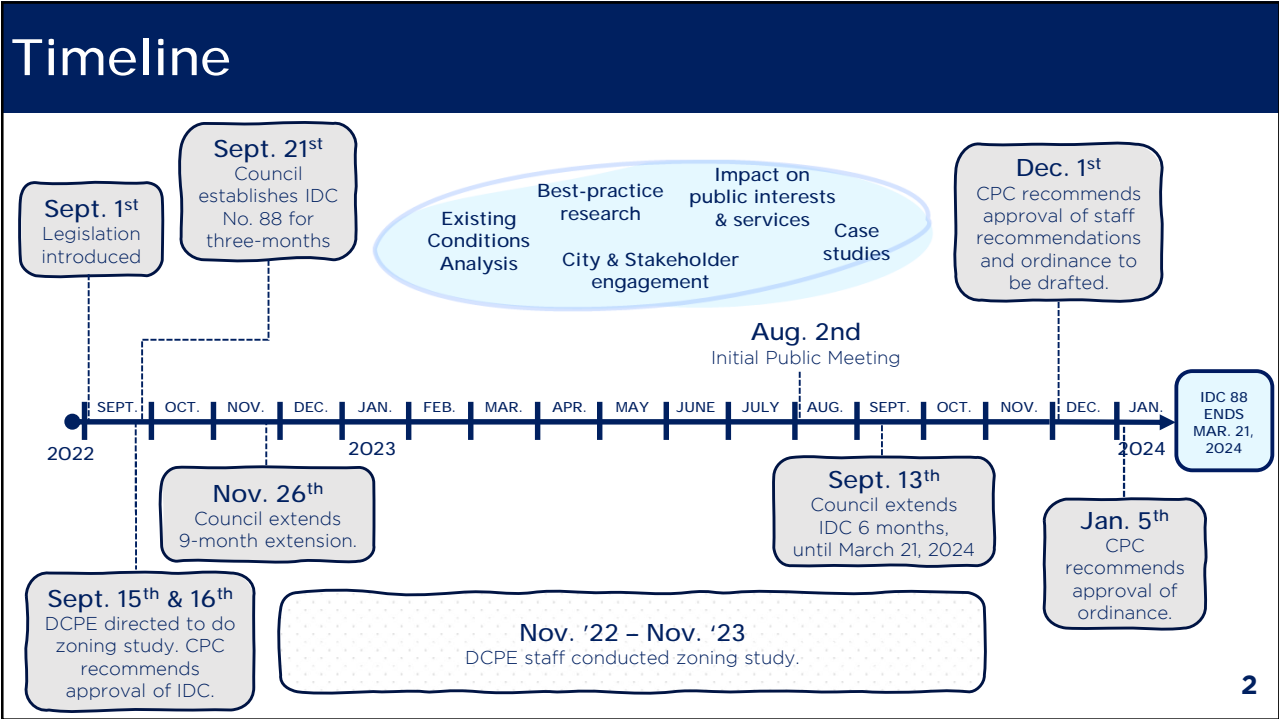


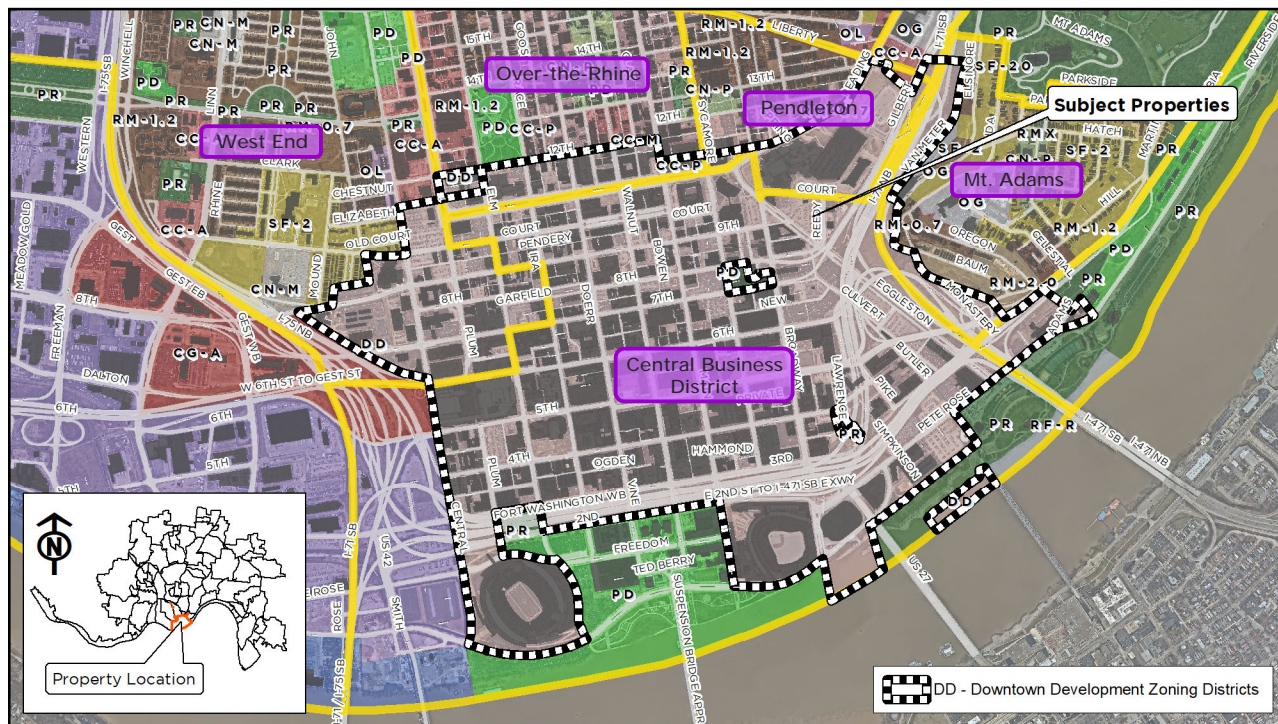
PROPOSED TEXT AMENDMENTS CONSISTENT WITH THE FINDINGS OF THE ZONING STUDY FOR SURFACE PARKING LOTS IN THE DOWNTOWN ZONING DISTRICT

Equitable Growth and Housing Committee
January 30, 2024

1



2



3

Zoning Study

Councilmember Jeffreys Original Ordinance:

- Prohibit new surface parking in DD zoning district only

Zoning Study looked at impacts of proposed legislation

- Existing conditions assessment
- Stakeholder Engagement
- Public Impacts Analysis
- Peer City Code Review

Study findings led staff to consider alternative recommendations.

City of Cincinnati
 Metropolitan Commission Order
 20201009
 Date: September 1, 2022

To: Councilmember Mark Jeffreys
 From: Emily Smart Wooster, Interim City Solicitor
 Subject: Ordinance - Modifying Zoning Code of City of Cincinnati - Surface Parking

Transmitted herewith is an ordinance captioned as follows:

MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-05, "Land Use Regulations," and 1411-07, "Development Regulations," and by **REPEALING** Sections 1411-25, "Location of Parking," 1411-27, "Accessory Surface Parking," and 1411-29, "Off-Site Parking," to restrict the development of surface parking lots in the DD, "Downtown Development," zoning district.

L10 Antenna height may not exceed 20 feet, greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, commercial or industrial building or structure.

L11 Programs may not exceed 50 resident occupants.

L12 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L13 Surface parking lots are not permitted.

L13 See 1411-26.

Section 2. That existing Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 3. That Section 1411-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1411-07: Development Regulations.

ZONING STUDY SUMMARY ON SURFACE PARKING IN THE DOWNTOWN DEVELOPMENT ZONING DISTRICT

The purpose of this zoning study is to determine the appropriateness of the surface parking use in the Downtown Development (DD) zoning district. The study incorporates an existing conditions assessment, community engagement feedback, public impacts analysis, and peer city code review.

4

Existing Conditions

Supply & Utilization

- 40,162 commuter parking spaces
- 7,574 available
- **81% utilization**

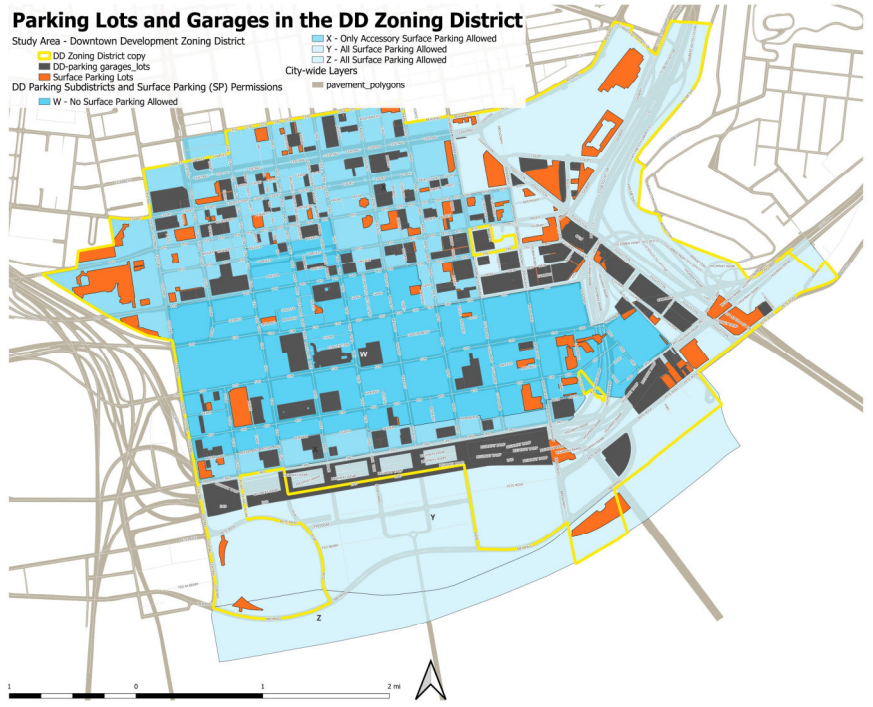
Source: 3CDC/DCI Spring 2023 Parking Survey

On-street Utilization

- 1,980 parking spaces
- Pre-COVID: 52%
- Post-COVID: 47%

(margin of error 3% +/-)

Research shows that each time residential density doubles, auto ownership falls by 32 to 40 percent (Holtzclaw et al. 2002).



5

Existing Conditions

New Surface Parking and Buildings

Study Area - Downtown Development Zoning District

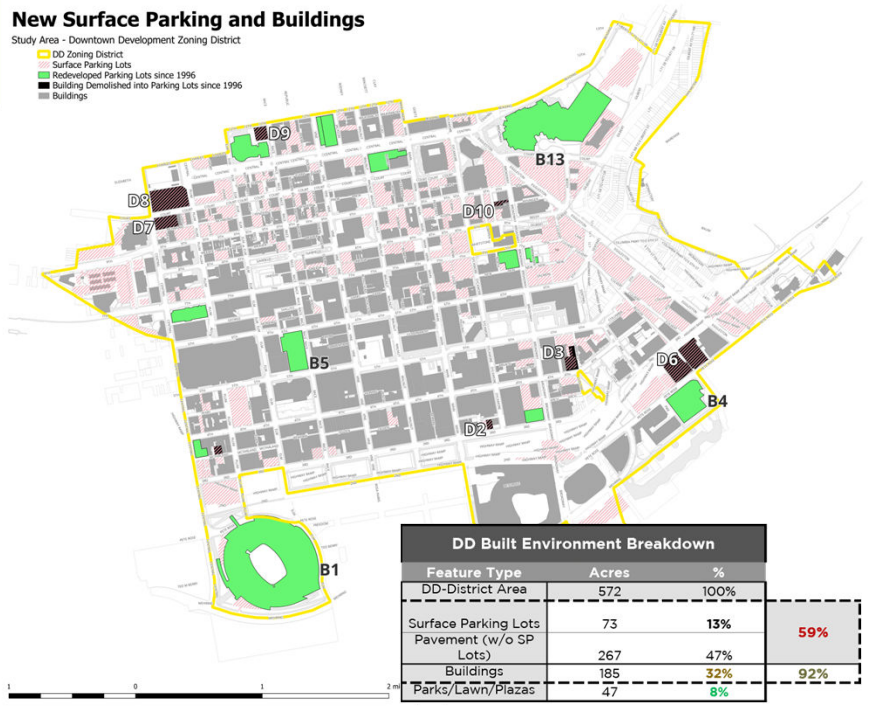
- DD Zoning District
- Surface Parking Lots
- Redeveloped Parking Lots since 1996
- Building Demolished into Parking Lots since 1996
- Buildings

Most lots established for decades

Little redevelopment activity over the last 26 years

- 10 new surface lots
- 13 new buildings:
 - 3 commercial uses
 - 3 office uses
 - 4 residential uses
 - 2 institutional
 - 1 parking garage

Surface parking takes up 40% of the land that existing buildings take up.



DD Built Environment Breakdown			
Feature Type	Acres	%	
DD-District Area	572	100%	
Surface Parking Lots	73	13%	59%
Pavement (w/o SP Lots)	267	47%	
Buildings	185	32%	92%
Parks/Lawn/Plazas	47	8%	

6

Peer City Research

Reviewed 7 peer cities codes:

- Pittsburgh, PA
- Cleveland, OH
- Lexington, KY
- Indianapolis, IN
- Louisville, KY
- Columbus, OH
- Toledo, OH

FINDINGS

- Most regulate downtown parking differently.
- Several ban commercial parking or limit size
- Many require more robust landscaping
- Some require bike parking
- A few have design review
- No decrease in development
- Cincinnati has comparatively low standards

7

Community Engagement

August 2nd - Initial public meeting:

- 14 attendees
- concerns related to parking ease and business patronage decline
- Benefits acknowledged for increasing housing, vibrancy, walkability, pedestrian safety, retail uses, tax revenue

What might make them spend more time downtown?

- Better transit
- More amenities
- Active frontages
- Pedestrian activity
- More programming and entertainment
- Safe biking and walking
- Free parking

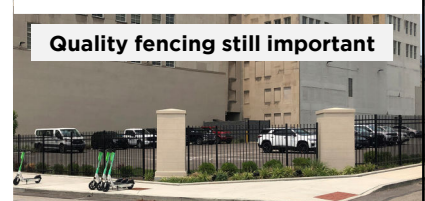
100% of block felt too big



Require more landscaping

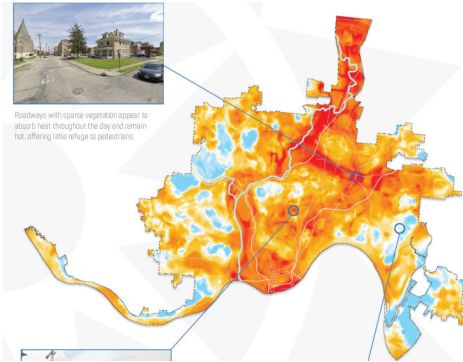


Quality fencing still important



8

Environmental and Pedestrian Impacts



- **Urban heat island**
- **Stormwater runoff**
- **Lowers air quality**
- **Enabling automobile-oriented lifestyle choices**



- **Creates dead-zones for pedestrians.**

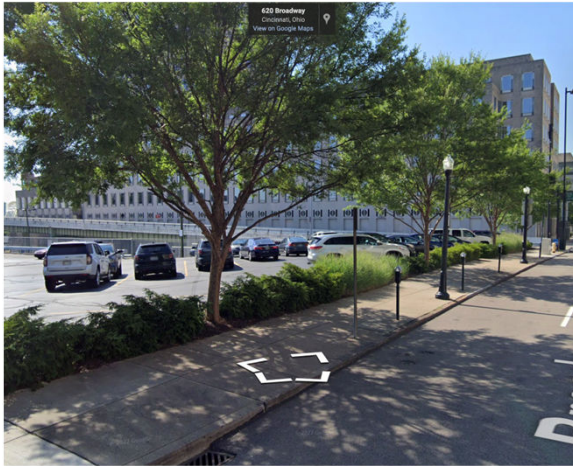
PROPOSED TEXT AMENDMENTS

- Recommendation #1: **Prohibit new surface parking** lots in all parking subdistricts
- Recommendation #2: **Allow 2-year temporary** surface parking lots in all Subdistricts + allow **possible extensions**:
 - 2 years in W and X
 - 5 years in Y and Z
- Recommendation # 3: **Add landscaping** and design requirements for interim lots.

Regulation	Current Code	Proposed Change
TREES	1 tree/10 parking spaces	Increase to 1 tree/4 spaces
BUFFERS	3' perimeter buffer	5' buffer along street edge
IN SUBDISTRICTS Y AND Z + IF LARGER THAN 0.25 ACRES:		
INTERIOR BUFFERS	None.	broken down into smaller parking areas with 15' planted landscape areas between them
SURFACING /PAVING	Can be: Asphalt, concrete, interlocking masonry paver, or open honeycomb paving blocks	Heat reflective materials OR permeable pavers required.

RECOMMENDATIONS

Existing Requirements



Proposed Changes



11

Consistency with Plans

Consistent with:

Plan Cincinnati (2012)

- Live Initiative Area**
- Connect Initiative Area**
- Sustain Initiative Area**

Green Cincinnati Plan (2023)

- Mobility Focus Area**
- Natural Environment Focus Area**
- Resilience and Climate Adaptation Focus Area**

Cincinnati 2000 Plan (1986)

“prevent parking needs from destroying the ambience of the downtown”

“increased use of trees, sidewalk pavement treatments... to make downtown are more attractive and interesting”

12

Analysis & Conclusion

- Parking is oversupplied and restrictions already exist
- Protects core and allow development flexibility along outer edges
- Low redevelopment activity
- Temporary parking allows for supplemental income-generation
- Design and landscaping will help enhance and activate streetscape and mitigate environmental impacts
- Supported by a majority of stakeholders
- Reserves downtown for more dynamic land uses
- Helps achieve City's plans, goals for a vibrancy, and quality of life

RECOMMENDATION

The City Planning Commission recommends that City Council take the following actions:

- 1) **ADOPT** staff findings outlined on pages 5-9 of this report.
- 2) **APPROVE** the proposed zoning text amendments attached to this report as Exhibit C.
- 3) **APPROVE** the early termination of Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development District," as an overlay district following the passage of the zoning text amendments.

EXISTING CONDITIONS

Appx. 150 surface lots

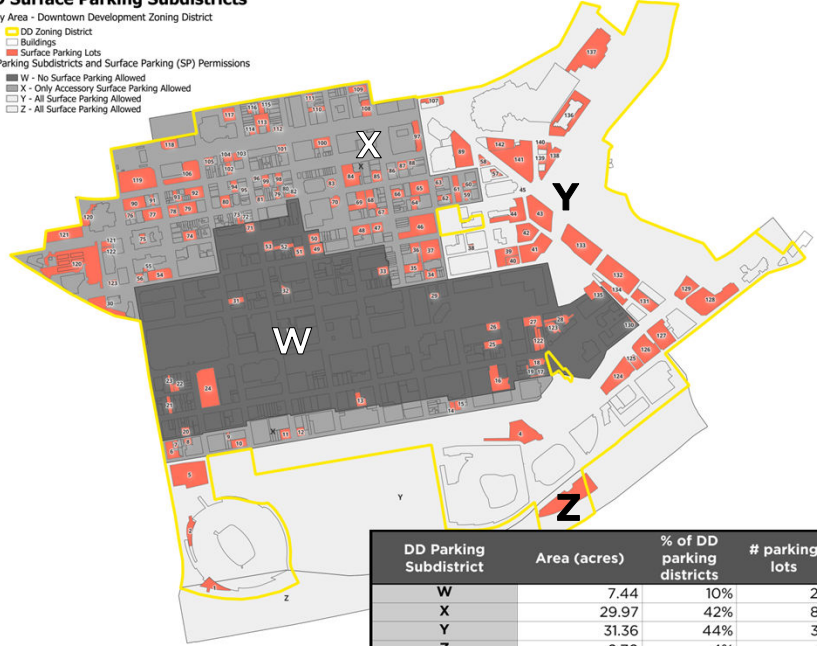
Current surface parking regulations:

- **Subdistrict W** - no surface parking allowed
- **Subdistrict X** - accessory only
- **Subdistricts Y & Z** - no surface parking restrictions

DD Surface Parking Subdistricts

Study Area - Downtown Development Zoning District

- DD Zoning District
 - Buildings
 - Surface Parking Lots
- DD Parking Subdistricts and Surface Parking (SP) Permissions
- W - No Surface Parking Allowed
 - X - Only Accessory Surface Parking Allowed
 - Y - All Surface Parking Allowed
 - Z - All Surface Parking Allowed



DD Parking Subdistrict	Area (acres)	% of DD parking districts	# parking lots
W	7.44	10%	26
X	29.97	42%	87
Y	31.36	44%	33
Z	2.70	4%	2
Total	71.47		148